



CITY OF LODI

COUNCIL COMMUNICATION


AGENDA TITLE: Set a Public Hearing for August 20, 2003 regarding the appeal of Richard O. Wright of a Planning Commission approval of a Use Permit to allow an increase in residential density from 10.89 dwelling units per acre to 17 dwelling units per acre on four separate parcels totaling approximately 2.83 acres within the Lakeshore Village Planned Development, PD(21) located at 1441 S. Mills Avenue

MEETING DATE: July 16, 2003

PREPARED BY: Mark Meissner, Associate Planner

RECOMMENDED ACTION: Set a Public Hearing for August 20, 2003 regarding the appeal of Richard O. Wright of a Planning Commission approval of a Use Permit to allow an increase in residential density from 10.89 dwelling units per acre to 17 dwelling units per acre on four separate parcels totaling approximately 2.83 acres within the Lakeshore Village Planned Development, PD(21) located at 1441 S. Mills Avenue.

FUNDING: None required


FDR Konradt Bartlam
Community Development Director

Prepared by: Mark Meissner, Associate Planner

MM

Attachments

APPROVED: _____


H. Dixon Flynn -- City Manager

CITY COUNCIL

SUSAN HITCHCOCK, Mayor
EMILY HOWARD

Mayor Pro Tempore

JOHN BECKMAN
LARRY D. HANSEN
KEITH LAND

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6702
FAX (209) 333-6807
cityclrk@lodi.gov

H. DIXON FLYNN
City Manager

SUSAN J. BLACKSTON
City Clerk

RANDALL A. HAYS
City Attorney

June 2, 2003

Richard O. Wright
Wright Insurance Agency
2100 W. Kettleman Lane
Lodi, CA 95242

APPEAL OF PLANNING COMMISSION DECISION (05/28/03)

**To: Increase residential density from 10.89 units per acre to 17 units per acre on
1441 South Mills Avenue and 2024, 2106, and 2116 West Kettleman Lane, Lodi**

The City Clerk's Office is in receipt of your correspondence regarding the above subject dated May 30, 2003, which has been timely filed in accordance with Lodi Municipal Code 17.72.110. This letter is to inform you that in addition to providing a copy to the City Council we have forwarded your correspondence to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Community Development.

Your check in the amount of \$250 to appeal the decision of the Planning Commission was forwarded to the Community Development Department. You will be notified in writing of the date this matter will be considered by the City Council.

Should you have any questions regarding this, please contact the City Clerk's Office at (209) 333-6702.

Sincerely,



Susan J. Blackston
City Clerk

SJB/jmp

cc w/enclosure: City Council
City Manager
City Attorney
Community Development Department

Wright Insurance Agency

2100 West Kettleman Lane
Lodi, California 95242
Telephone (209) 334-0870
FAX (209) 334-1939
P.O. Box 40, Lodi, 95241

RECEIVED

2003 MAY 30 PM 3:33

CITY CLERK
CITY OF LODI

May 30, 2003

Community Development Director City of Lodi
221 W. Pine Street
Lodi, Ca. 95240

RE: 1441 South Mills Avenue and 2024, 2106, and 2116 West Kettleman Lane, Lodi, Ca.

We would like to file a formal appeal of the decision of the Lodi Planning Commission on May 28, 2003 to approve the increase in residential density from 10.89 units per acre to 17 units per acre.

Please advise us when this matter will come before the Lodi City Council.

Sincerely,



Richard O. Wright

CITY COUNCIL

SUSAN HITCHCOCK, Mayor
EMILY HOWARD
Mayor Pro Tempore
JOHN BECKMAN
LARRY D. HANSEN
KEITH LAND

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6702
FAX (209) 333-6807
cityclrk@lodi.gov

H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney

July 10, 2003

Richard O. Wright
Wright Insurance Agency
2100 W. Kettleman Lane
Lodi, CA 95242

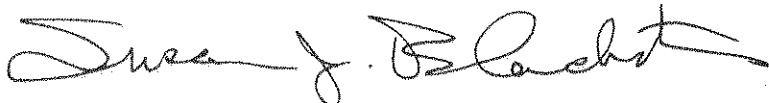
APPEAL OF PLANNING COMMISSION DECISION (05/28/03)

TO: Approve the request of Mitch Schelfo and Randy Snider for a Use Permit to allow an increase in residential density from 10.89 dwelling units per acre to 17 dwelling units per acre on four separate parcels totaling approximately 2.82 acres within the Lakeshore Village Planned Development (PD-21)

This is to notify you that at the City Council meeting of July 16, 2003 at 7:00 p.m. or as soon thereafter as the matter can be heard, in the Council Chamber, at the Carnegie Forum, 305 West Pine Street, Lodi, the Council will consider setting the date for the public hearing pertaining to the above matter.

Enclosed is a copy the July 16, 2003 City Council agenda and staff report related to Consent Calendar Item E-20 as prepared by the Community Development Department. The Community Development Department is recommending that the hearing be scheduled for **August 20, 2003**. Please note that prior to voting on the Consent Calendar the Mayor will offer an opportunity to the public to make comments. Should you wish to do so, please submit a "Request to Speak" card (*available in the Carnegie Forum*) to the City Clerk prior to the opening of the meeting.

Should you have any questions, please contact me at 333-6702, or Community Development Director Rad Bartlam at 333-6711.



Susan J. Blackston
City Clerk

cc: Community Development Department



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: August 20, 2003

Time: 7:00 p.m.

For information regarding this notice please contact:

Susan J. Blackston

City Clerk

Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, August 20, 2003**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) the appeal of Richard O. Wright of a Planning Commission approval of a Use Permit to allow an increase in residential density from 10.89 dwelling units per acre to 17 dwelling units per acre on four separate parcels totaling approximately 2.83 acres within the Lakeshore Village Planned Development, PD(21), located at 1441 South Mills Avenue.

Information regarding this item may be obtained in the office of the Community Development Department, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Susan J. Blackston
City Clerk

Dated: July 16, 2003

Approved as to form:

Randall A. Hays
City Attorney



***Please immediately confirm receipt
of this fax by calling 333-6702***

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: SET PUBLIC HEARING FOR AUGUST 20, 2003, TO CONSIDER THE APPEAL OF RICHARD O. WRIGHT OF A PLANNING COMMISSION APPROVAL OF A USE PERMIT TO ALLOW AN INCREASE IN RESIDENTIAL DENSITY FROM 10.89 DWELLING UNITS PER ACRE TO 17 DWELLING UNITS PER ACRE ON FOUR SEPARATE PARCELS TOTALING APPROXIMATELY 2.83 ACRES WITHIN THE LAKESHORE VILLAGE PLANNED DEVELOPMENT, PD(21), LOCATED AT 1441 SOUTH MILLS AVENUE

LEGAL AD

PUBLISH DATE: SATURDAY, JULY 19, 2003

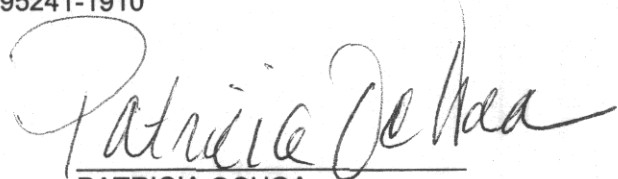
TEAR SHEETS WANTED: Three (3) please

SEND AFFIDAVIT AND BILL TO:

SUSAN BLACKSTON, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, JULY 17, 2003

ORDERED BY:


PATRICIA OCHOA
ADMINISTRATIVE CLERK

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS Jara Faxed to the Sentinel at 369-1084 at 2:54 (time) on 7/17/03 (date) 2 (pages)
Phoned to confirm receipt of all pages at 3:00 (time) Jac Patricia Jen (Initials)



DECLARATION OF POSTING

**SET A PUBLIC HEARING FOR AUGUST 20, 2003, REGARDING THE
APPEAL OF RICHARD O. WRIGHT OF A PLANNING COMMISSION
APPROVAL OF USE PERMIT TO ALLOW AN INCREASE IN RESIDENTIAL
DENSITY FROM 10.89 DWELLING UNITS PER ACRE TO 17 DWELLING
UNITS PER ACRE ON FOUR SEPARATE PARCELS TOTALING
APPROXIMATELY 2.83 ACRES WITHIN THE LAKESHORE VILLAGE
PLANNED DEVELOPMENT, PD(21), LOCATED AT 1441 SOUTH MILLS
AVENUE**

On Thursday, July 17, 2003, in the City of Lodi, San Joaquin County, California, a copy of the notice to set a Public Hearing for August 20, 2003, to consider the appeal of Richard O. Wright of a Planning Commission approval of a Use Permit to allow an increase in residential density from 10.89 dwelling units per acre to 17 dwelling units per acre on four separate parcels totaling approximately 2.83 acres within the Lakeshore Village Planned Development, PD(21), located at 1441 South Mills Avenue (attached hereto, marked Exhibit "A") was posted at the following four locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.


Executed on July 17, 2003, at Lodi, California.

ORDERED BY:

**SUSAN J. BLACKSTON
CITY CLERK**

Jacqueline L. Taylor
Deputy City Clerk

Jennifer M. Perrin
Deputy City Clerk


Patricia Ochoa
Administrative Clerk



DECLARATION OF MAILING

**SET PUBLIC HEARING FOR AUGUST 20, 2003, TO CONSIDER
THE APPEAL OF RICHARD O. WRIGHT OF A PLANNING COMMISSION APPROVAL
OF A USE PERMIT TO ALLOW AN INCREASE IN RESIDENTIAL DENSITY FROM 10.89
DWELLING UNITS PER ACRE TO 17 DWELLING UNITS PER ACRE ON FOUR
SEPARATE PARCELS TOTALING APPROXIMATELY 2.83 ACRES WITHIN THE
LAKESHORE VILLAGE PLANNED DEVELOPMENT, PD(21), LOCATED AT 1441 SOUTH
MILLS AVENUE**

On July 17, 2003, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a Public Hearing notice to set a Public Hearing for August 20, 2003, to consider the appeal of Richard O. Wright of a Planning Commission approval of a Use Permit to allow an increase in residential density from 10.89 dwelling units per acre to 17 dwelling units per acre on four separate parcels totaling approximately 2.83 acres within the Lakeshore Village Planned Development, PD(21), located at 1441 South Mills Avenue, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 17, 2003, at Lodi, California.

ORDERED BY:

**SUSAN BLACKSTON
CITY CLERK, CITY OF LODI**

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

JENNIFER M. PERRIN
DEPUTY CITY CLERK



PATRICIA OCHOA
ADMINISTRATIVE CLERK

MAILING LIST

Wright Insurance Agency Appeal

Richard O. Wright
Wright Insurance Agency
2100 W. Kettleman Lane
Lodi, CA 95242

Lodi Investment Partnership
P.O. Box 87407
Chicago, IL 60680

Lakeshore Village Association
2291 West March Lane
Stockton CA 95207

Angelo J. O TR Etal Anagnos
725 Atherton Drive
Lodi CA 95242

Kettleman II PTP
301 South Ham Lane, Suite A
Lodi CA 95242

David J. & Pamela J. TR Michael
2020 West Kettleman Lane
Lodi CA 95242

John T. TR Etal Archer
8717 West 110th Street, Suite 300
Overland Park, KS, 66210

Garland & Ruth Etal Wright
13675 North Hartley Lane
Lodi CA 95242

John M. Jr & Kerry TR Etal Giannoni
2000 West Kettleman Lane, Suite 107
Lodi CA 95242

D & M Properties PTP
1420 South Mills, Ste. 1
Lodi CA 95242

Mike & Lani Kay Maloney
1420 South Mills Avenue, Suite J
Lodi CA 95242

Larry & G. Etal Anderson
420 West Pine Street
Lodi CA 95240

Lodi Care Group LLC
P.O. Box 820528
Vancouver WA 98682

Mitch Scheflo
1711 Windjammer Court
Lodi CA 95242

CITY COUNCIL

SUSAN HITCHCOCK, Mayor

EMILY HOWARD

Mayor Pro Tempore

JOHN BECKMAN

LARRY D. HANSEN

KEITH LAND

CITY OF LODI

CITY HALL, 221 WEST PINE STREET

P.O. BOX 3006

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cityclrk@lodi.gov

H. DIXON FLYNN

City Manager

SUSAN J. BLACKSTON

City Clerk

RANDALL A. HAYS

City Attorney

July 17, 2003

MAILED CERTIFIED MAIL
AND REGULAR U.S. POSTAL DELIVERY

Richard O. Wright
Wright Insurance Agency
2100 W. Kettleman Lane
Lodi, CA 95242

NOTICE OF CITY COUNCIL PUBLIC HEARING – August 20, 2003

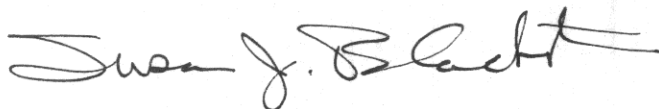
This letter is to notify you that a public hearing will be held by the City Council on **Wednesday, August 20, 2003, at 7:00 p.m.**, or as soon thereafter as the matter can be heard, at the Carnegie Forum, 305 W. Pine Street, Lodi.

This hearing is being held to consider your appeal of the Planning Commission decision on May 28, 2003 to approve a Use Permit to allow an increase in residential density from 10.89 dwelling units per acre to 17 dwelling units per acre on four separate parcels totaling approximately 2.83 acres within the Lakeshore Village Planned Development (PD-21) located at 1441 S. Mills Avenue.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. *Note: Written correspondence for the City Council may be mailed in c/o the City Clerk's Office, P.O. Box 3006, Lodi, CA 95241-1910, or delivered to the City Clerk at 221 West Pine Street, Lodi, California.*

Should you have any questions, please contact my office or Community Development Director Konradt Bartlam at (209) 333-6711.

Sincerely,



Susan J. Blackston
City Clerk

cc: Community Development Director